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11 *Attorneys for Defendant, Wells Fargo Bank, National Association as Trustee for Option One*
12 *Mortgage Loan Trust 2007-6, Asset-Backed Certificates, Series 2007-6*

9 **UNITED STATES DISTRICT COURT**
10 **DISTRICT OF NEVADA**

11 SFR INVESTMENTS POOL 1, LLC,

12 Plaintiff,

13 vs.

14 WELLS FARGO BANK, NATIONAL
15 ASSOCIATION AS TRUSTEE FOR OPTION
16 ONE MORTGAGE LOAN TRUST 2007-6,
17 ASSET-BACKED CERTIFICATES, SERIES
18 2007-6; DOES I through X; and ROE
19 BUSINESS ENTITIES I through X, inclusive,

20 Defendants.

Case No.: 2:22-cv-00655-GMN-EJY

**STIPULATION AND ORDER TO
ENJOIN FORECLOSURE SALE, POST
BOND AND IMPOSE ADDITIONAL
CONDITIONS OF INJUNCTION**

21 Plaintiff SFR Investments Pool 1, LLC (“SFR”) and Defendant Wells Fargo Bank,
22 National Association as Trustee for Option One Mortgage Loan Trust 2007-6, Asset-Backed
23 Certificates, Series 2007-6 (“Wells Fargo Bank Trustee”), by and through their counsel of record,
24 hereby stipulate and agree as follows:

25 WHEREAS, on April 20, 2022, SFR filed a Complaint against Wells Fargo Bank Trustee,
26 seeking quiet title to the real property located at 3409 Yorkminster Street, Las Vegas, Nevada
27 89129 (“Property”). ECF No. 1.

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1 WHEREAS, on April 22, 2022, SFR filed an Emergency Motion for Temporary
2 Restraining Order and Preliminary Injunction (“Emergency Motion”), seeking to enjoin the
3 foreclosure sale under the Deed of Trust (ECF No. 7-1), currently set for April 29, 2022. ECF Nos.
4 6-7.

5 WHEREAS, also on April 22, 2022, this Court entered a minute order setting a briefing
6 schedule and hearing on the Emergency Motion for April 28, 2022 at 9:00 a.m. ECF No. 8.

7 WHEREFORE, based on the foregoing,

8 IT IS HEREBY STIPULATED AND AGREED that Wells Fargo Bank Trustee will be
9 enjoined from foreclosing under the Deed of Trust, identified in ECF No. 7-1, until such time as
10 this Court enters its determination of quiet title as to the parties’ rights, title and interests in the
11 Property and a final judgment.

12 IT IS HEREBY FURTHER STIPULATED AND AGREED that SFR shall continue to pay
13 all taxes, insurance, homeowner’s association assessments and any other amounts payable by the
14 record owner of the Property to prevent the recording of any lien or encumbrance against title to
15 the Property prior to entry of a final judgment.

16 IT IS HEREBY FURTHER STIPULATED AND AGREED that SFR shall pay a bond in
17 the amount of \$2,000.00 as security for the injunction, pursuant to Fed. R. Civ. P. 65(c), within
18 24-hours of entry of the order approving this stipulation. Wells Fargo Bank Trustee reserves its
19 right to move to increase the bond at a later point in the litigation if it appears that \$2,000.00 is
20 insufficient.

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1 IT IS HEREBY FURTHER STIPULATED AND AGREED that SFR hereby withdraws
2 its Emergency Motion (ECF Nos. 6-7) and the related hearing on the Emergency Motion, set for
3 April 28, 2022 at 9:00 a.m., shall be vacated.

4 IT IS SO STIPULATED.

5 DATED this 26th day of April, 2022.

DATED this 26th day of April, 2022.

6 WRIGHT, FINLAY & ZAK, LLP

HANKS LAW GROUP

7 /s/ Robert A. Riether

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13 *One Mortgage Loan Trust 2007-6, Asset-*
14 *Backed Certificates, Series 2007-6*

Attorneys for Plaintiff, SFR Investments
Pool 1, LLC

15 **IT IS SO ORDERED.**

16 **IT IS FURTHER ORDERED** that Plaintiff's Emergency Motion for Temporary
17 Restraining Order, (ECF No. 6), and Plaintiff's Emergency Motion for Preliminary
18 Injunction, (ECF No. 7), are **DENIED as moot.**

19 **IT IS FURTHER ORDERED** that the Motion hearing currently scheduled for April
20 28, 2022, at 9:00 A.M. is **VACATED.**

21 Dated this 27 day of April, 2022.

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24 Gloria M. Navarro, District Judge
25 UNITED STATES DISTRICT COURT
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